

**MINUTES  
BARTHOLOMEW COUNTY PLAN COMMISSION MEETING  
JUNE 8, 2011 AT 8:30 A.M.  
CITY COUNCIL CHAMBERS, 123 WASHINGTON STREET  
COLUMBUS, INDIANA**

**Members Present:** Jim Reed (Vice-President), Phyllis Apple, Paul Franke, Don Meier, Jorge Morales, Tom Finke and Dave Fisher (City Plan Commission Liaison).

**Members Absent:** Zack Ellison, Lisa Moore, and Mike Ferree

**Staff Present:** Jeff Bergman, Thom Weintraut, Sondra Bohn, Danny Hollander, (County Engineer), and Cindy Boll (Deputy County Attorney).

**CONSENT AGENDA**

Minutes of the May 11, 2011 Meeting (Approval and Signing).

Approval of the May 11, 2011 minutes was continued to the July 2011 meeting.

**OLD BUSINESS REQUIRING COMMISSION ACTION**

None

**NEW BUSINESS REQUIRING COMMISSION ACTION**

**General Resolution 2011-01 (Zoning Ordinance Maintenance Amendments)** – a resolution recommending to the Bartholomew County Commissioners approval of an Ordinance that makes multiple maintenance revisions to the Columbus and Bartholomew County Zoning Ordinance for the jurisdiction of Bartholomew County.

Mr. Bergman stated that staff has spent several months preparing the latest round of maintenance revisions for the Zoning Ordinance. He stated that the changes have been made that the Plan Commission has discussed last month. Mr. Bergman stated that those are ready for public hearing at this meeting today. He stated the necessary legal notice and a news release to the local media have been provided.

Mr. Bergman stated that the revision had been posted on the City's website for the last month and also at the Bartholomew County Library and at the Planning Department front counter. He stated the revisions were sent to the local surveyors, designers, attorneys, and developers, and to the Board of Zoning Appeals members. Mr. Bergman stated they had also been sent to Code Enforcement and Cindy Boll.

Mr. Bergman stated they had created an online comment form and the public could go to the website and leave comments. He stated there were no comments received. Mr. Bergman stated copies of the comments that were received were included in the packets. He stated they were

positive and supportive of the revisions.

Mr. Bergman stated the resolution is a recommendation on the ordinance revisions that move them forward to the Bartholomew County Commissioners where there will be two public hearings for discussion.

Mr. Bergman stated he wanted to identify Item # 42 that deals with situations where there is new commercial development. He stated these developments are required to plant certain landscaping. Mr. Bergman stated plantings are allowed to be delayed if the applicant provides a financial guarantee ensuring future installation. He stated the changes that are proposed will broaden the types of financial guarantees that can be posted, such as a cashier's check, which is less difficult to obtain.

Mr. Bergman stated the financial guarantee assures that they will give attention to completing the landscaping, because the financial guarantee is there.

Mr. Meier asked where in the County this would be required. Mr. Bergman stated it would only be commercial development.

Mr. Morales asked what the harm would be in having this provision. Mr. Bergman stated for some, especially small businesses or builders there is a cost to providing the financial guarantee and it ties up their money for a period of time.

Ms. Apple asked if the financial amount is a set fee or does it vary with the size of the development. Mr. Bergman stated it would vary by the size of the project.

Mr. Fisher asked how our ordinance regarding this financial guarantee compares to the surrounding counties. Mr. Bergman stated this has not been researched for some time. He stated he had not come across this in other ordinances.

Mr. Morales stated that this ordinance would affect the City more than the County. He stated timing and completion of a project was important.

Mr. Franke asked if he purchased a cashier's check for landscaping would the money be taken out of the checking account at that time and held in escrow. Mr. Fisher stated yes.

Mr. Finke stated it was his opinion that it should be left in. If the developer wants to use the option he can do that. Ms. Apple and Mr. Morales agreed with Mr. Finke.

Mr. Reed opened the meeting to the public.

There was no one to speak for or against this request.

Mr. Reed closed the meeting to the public.

Motion: Mr. Finke made a motion to send a favorable recommendation to the Bartholomew County Commissioners on **General Resolution 2011-01**. Ms. Apple seconded the motion and it carried with a vote of 6-0.

Mr. Bergman stated if there is a major change at the City Plan Commission meeting today, this will be brought back to the July 2011 Bartholomew County Plan Commission meeting for further review

## **DISCUSSION ITEMS**

### **Discussion of Flood Regulation Study**

Mr. Bergman stated that based on comments from last month's meeting and similar discussion that the City Plan Commission had there have been some revisions made to the scope of work and membership outline for the Flood Regulation Study Committee.

Mr. Bergman stated that staff has added a purpose statement and scope of work that is necessary, specifically to define the role of the study committee.

Mr. Bergman stated the process outline remains mostly the same. He stated staff added some interviews with officials in surrounding counties, both upstream and downstream to get their impression of how they regulate their watershed. Mr. Bergman stated they have identified who some of the guest speakers would be at the meetings.

Mr. Bergman stated there would not be identification of any specific flood mitigation projects, such as buyouts, floodwalls. He stated it excludes any investigation of specific flood events. Although they may hear a report, it would not be their role to identify causes.

Mr. Bergman stated that the two members that were uncertain were one from the Economic Development Board and a representative from the Sierra Club. He stated there was discussion at the City Plan Commission meeting that both of these groups would be appearing before the study committee and would be represented through their presentations. Ms. Apple stated it was her opinion they should be involved when it pertains to them directly and not necessary as members of the study committee. Mr. Finke agreed.

Ms. Apple stated that some of the members would be wearing multiple hats and that would help to keep the size of the committee manageable.

Mr. Bergman asked if they wanted to strike the Economic Development Board and the Sierra Club from the list of specific members on the study committee. The members of the Plan Commission indicated yes.

Mr. Bergman stated that City and County Plan Commission members would be co-chairs. The meetings would be open to the public, there would be time at the end of each meeting for public comments and questions. He stated that minutes would be kept of all the meetings.

Mr. Bergman stated there was a section added on the criteria for selecting the citizen members for this committee. He stated these criteria included: (1) consistency, being able to participate in the process all the way through, (2) willing to be an active participant in terms of asking questions and listening to information that was being presented, (3) being open minded in terms of setting aside preconceived ideas and taking in the information that is being provided, (4) consensus building and

being open to the idea an outcome that is best for all in the community, (5) geographic representation, there should be representatives of both Columbus and Bartholomew County, and (6) there should be a representation of various points of view and that some people may wear multiple hats.

Mr. Bergman stated that one meeting a month is reasonable. He stated the other factor is that this will be staffed in house in terms of distributing paper work and doing research. He stated the amount of development activity that there is will affect how quickly staff can respond, because the first responsibility is to review site plans, subdivision requests, etc and the day to day operation of the office.

Mr. Bergman stated it would be important to identify who would be representing this Plan Commission. Mr. Paul Franke volunteered as a County Commissioner and Plan Commission member and Ms. Lisa Moore also volunteered to serve on the Plan Commission study committee. It was suggested that Mr. Ellison and Mr. Ferree be asked if they would like to serve on the committee.

Mr. Reed stated it was his opinion that the members of the Plan Commission who will be on study committee should be the ones to meet with the City counterparts sometime before the July Commission meeting to review the public volunteers and select committee members.

Mr. Bergman stated by the end of July the committees should be in place and should be set up for an organizational meeting in August 2011.

Mr. Fisher left the meeting at this time.

#### **Discussion of Subdivision Control Ordinance Amendments:**

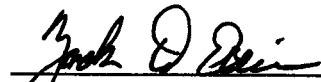
Mr. Bergman stated that progress had been made on making some amendments to the Subdivision Control Ordinance. He stated he had taken the notes and discussions and written them out as the revisions would actually appear, striking out the text that would be deleted and the text that is new. He stated there is nothing new added to the revisions that has not been discussed and have just transferred them into an ordinance form.

Mr. Bergman stated he had been in contact with the local surveying firms and there were some comments that came in from E.R. Gray & Associates after the packets has already gone out. He stated those would be incorporated for next month's meeting and this could be scheduled for public hearing at the July, 2011 meeting.

It was consensus of the Board to continue with the revisions and schedule the item for public hearing at July 2011 meeting.

#### **DIRECTORS REPORT**

**ADJOURNMENT: 9:35 a.m.**

  
Zack Ellison, President

  
Tom R. Finke, Secretary

